

Scope of Work for Property Located at: 4248 North 27th Street
Property is: Single Family ☐ Duplex ☐ Other ☒ 8 Unit
Date: 8/27/2015

Below is the **minimum requirement** to meet health and safety issues. The City of Milwaukee, the Redevelopment Authority, and their representatives take no responsibility for problems discovered after the inspection date, or for omissions through error or oversight. The list does not necessarily include work required by private lenders, insurance companies, or by the Federal Block Grant or HOME programs.

Exterior Condition Report

Location Site	Required Work	Note/Comments	Cost
Garage	Landscaping	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 900.00
	Steps/Handrails	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Service walks	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> incl rear door steps (assumed-trash covered)	\$ 1,700.00
	Fencing	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Parking	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Retaining walls	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Singles: repair	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Shingles: Roof over existing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Shingles:Tear off & re-roof	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Gutters/downspouts	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Flashing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Eaves	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Siding	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
Porches	Doors	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Windows	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Slab	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Paint	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Electrical	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Roof	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Deck-upper	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Deck--lower	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Steps/handrails	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Ceiling	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Guardrails	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Structural	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Paint	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	assumed-not visible	\$	800.00
Shingles: repair	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Shingles: Roof over existing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	including structural	\$	22,000.00
Gutters/downspouts	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Flashing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Eaves	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Siding	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Storm Doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	700.00
Storm Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	2,480.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	wood trim	\$	3,200.00
Foundation	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Electrical	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	glass block windows @ front door	\$	800.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	basement windows (2 w/screens)	\$	2,500.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	trench in basement floor	\$	3,000.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	

Exterior: Estimated Cost:* **\$ 38,080.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Condition Report

Unit: Entire unit (single family) ☒

Lower unit of duplex ☐

Upper unit of duplex ☐

Other ☐

Mechanical Required Work

Heating

Repair/replace boiler	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair radiation	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace furnace	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair ductwork	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Replace thermostat	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace grilles	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Tune boiler/furn. insp ht exchange	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	all units & common areas	\$	4,800.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	all units & common areas	\$	4,800.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	all units & common areas	\$	4,800.00
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	13,992.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	electric baseboard heat for all units/common	\$	10,500.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	permit	\$	680.00

Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	permit	\$	680.00
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	all units & common areas	\$	5,000.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	all units & common areas	\$	5,000.00
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	10,400.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	complete kitchens (all units)	\$	11,640.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	complete bathrooms (all units)	\$	17,360.00

Windows

Replace broken glass	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
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Repair or replace sash	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
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Doors

Repair or replace doors	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	all units & common areas	\$	3,800.00
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Repair or repl. locks/latches	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	<i>Self Help</i>	\$	1,100.00
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Walls/Ceilings

Repair or repl. @ defective	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	all units & common areas	\$	10,500.00
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Paint

Repair or repl. @ defective	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$	5,000.00
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Fire Safety

Install smoke/CO alarm:bsmt.	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	including all common areas	\$	385.00
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Install smoke/CO alarm: 1st flr.	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	<i>Self Help</i>	\$	440.00
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Install smoke/CO alarm: 2nd flr.	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	<i>Self Help</i>	\$	440.00
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Handrails

Repair/replace defective	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	<i>Self Help</i>	\$	750.00
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Stairs

Repair defective	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$	
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Floors

Repair defective	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$	4,000.00
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Other

	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	fire extinguishers	\$	1,350.00
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	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$	
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	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$	
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	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$	
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Interior: Estimated Cost:	\$	117,417.00
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Total Exterior and Interior Cost:*	\$	155,497.00
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*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected by: Tom Frank

Date: 8/20/15

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start. Permits are also required for other work such as new siding, new drywall, new doors. Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located on the first floor of 841 N. Broadway.